

Applicant	Everglades LLC	
Request	Site Plan Amendment to Conditional Use, Mixed Use, Waterway Use	
Location	1801 S.E. 17 Street	
Legal Description	Everglades LLC Plat, P.B. 172, P. 104	
Property Size	2.549 acres	
Zoning	B-1	
Existing Land Use	Dry storage marina (demolished) and commercial building	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	City Commission Request for Review	
Applicable ULDR Sections	47-23.8. Waterway Use 47-20, Parking Requirements 47-21, Landscaping Requirements 47-25.2, Adequacy Requirements 47.25.3, Neighborhood Compatibility 47-24.3.E, Conditional Use	
Setbacks/Yards	MARINA/BOAT DRY DOCK BUILDING Required	Proposed
Front (s)	0'	7'
Rear (n)	None	15'
Side (e)	0'	0'
Side (w)	0'	0'
Lot Size	None	2.549 acre
Lot Width	100' minimum	150'
Building Height	150' maximum	89'
Structure Length	None	282'
VUA Landscaping	7,763 S.F. minimum	12,894
Open Space	19.350 S.F.	22,254 S.F.
Parking	303	303
Notification Requirements	Sign posting 15 days prior to Planning and Zoning Board meeting	
Action Required	Approve, Approve with Conditions or Deny	
Project Planner	Name and Title	Initials
	Lois A. Udvardy, Planner II	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

This development was originally approved by the Board on November 20, 2002 as Case 102-R-02. The applicant proposed to construct The Boathouse Condominium project which is a mixed use development consisting of 129 highrise residential units, a 100-berth dry storage marina and 5,000 S.F. of commercial. The applicant has requested an amendment to the site plan that is being reviewed as a new site plan only in relation to the impact the amendment is creating on the site plan.

The condominium structure is currently under construction and the only change the applicant is requesting with this amendment to that structure, is to include a decorative spire on the south elevation as shown on Sheet A.4 of the plans.

The amendments to the **Dry Storage Marina Building** are as follows:

AMENDMENT	APPROVED	PROPOSED	CHANGE
Increase in S.F.	37,800 S.F.	42,600 S.F.	+4,800 S.F.
Increase in height	65 feet	89 feet	+24 feet
Increase in length	270 feet	282 feet	+12 feet
Increase in width	140 feet	150 feet	+10 feet
Increase in # of slips	100	126	+26 slips
Rear Setback change	20 feet	15 feet	-5 feet
Design revision W. elevation	NA	NA	NA
Addition of 22' x 80' wet entrance	NA	NA	NA

The proposed changes are due to new technology for the mechanical lift apparatus inside the marina building.

Parking and Traffic:

The increase in twenty six (26) dry berth slips requires five (5) additional parking spaces. The applicant had surplus spaces from the previous approval therefore he can accommodate this requirement for the additional spaces (303 spaces are required with 303 being provided).

Waterway Use:

The applicant has submitted a narrative (**Exhibit 1**) indicating how this proposal meets the criteria for Sec. 47-23.8, Waterway Use. Staff concurs that the development preserves the character of the neighborhood and waterway. A twenty foot (20') landscaped yard is not a requirement for a marina use however the applicant has provided landscaping on the waterway (north) side of the building which will enhance the scenic quality of the waterway.

Adequacy and Neighborhood Compatibility Requirements:

The applicant has submitted a narrative (**Exhibit 2**) indicating how this proposal meets the criteria for Sec. 47-25.2, Adequacy Requirements and Sec. 47-25.3, Neighborhood Compatibility. Staff concurs with their report.

Conditional Use:

A Marina is a conditional use in B-1 and is subject to conditional use review therefore the applicant has submitted a narrative (**Exhibit 3**) indicating how this review meets the criteria for conditional use approval. Staff concurs with the narrative.

Comprehensive Plan Consistency:

The proposal complies with Objective 4 of the Future Land Use Element of the Comprehensive Plan which states "The Development Review Committee (DRC) shall continue to review development permits in accordance with the adopted goals, objectives, and policies of the Plan to ensure that new developments are compatible with surrounding land uses and provide for adequate municipal services to mitigate any development related impacts."

This request is also consistent with Policy 1.3.6 of the Coastal Management Element which states, "Preserve and enhance existing marinas in the City . . ." as this redevelopment is retaining the dry storage marina as a component of the mixed use development.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on March 9, 2004 and all comments have been addressed. On February 2, 2004 the Administrative Review Committee approved an addition of water features on the south and west side of the residential tower; an increase in height to the roof parapet wall to provide additional screening for the cooling tower and mechanical equipment on the roof; a revision in the location for handicap parking spaces. and two support columns for additional support at the entrance.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

Staff finds the amendments requested by the applicant to be in conformity with the ULDR and do not consider there to be any adverse impact on the site plan.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

PZ34-R-04/04-21-04/LAU

Attachments

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant